

**MANSFIELD DOWNTOWN PARTNERSHIP
BOARD OF DIRECTORS
Thursday, May 2, 2013
Mansfield Town Hall**

4:00 PM

MINUTES

Present: Steve Bacon, Harry Birkenruth, Carl D'Oleo-Lundgren (by phone), Matt Hart, Dennis Heffley, George Jones, Mike Kirk, Philip Lodewick, Paul McCarthy, Betsy Paterson, Chris Paulhus, Steve Rogers, Kristin Schwab, Bill Simpson, and Ted Yungclas

Staff: Cynthia van Zelm, John Zaccaro

1. Call to Order

Philip Lodewick called the meeting to order at 4:00 pm.

Mr. Lodewick asked that in the essence of time that the Storrs Center Action Items, Four Corners Sewer and Water Advisory Committee Update, and Committee Reports be dispensed with or shortened for the meeting.

2. Opportunity for Public to Comment

There was no public comment.

3. Approval of Minutes of April 4, 2013

Steve Bacon made a motion to approve the minutes of April 4, 2013. Betsy Paterson seconded the motion. The motion was approved with one abstention from Chris Paulhus.

4. Executive Director Report

Cynthia van Zelm passed out a calendar for the summer and asked that Board members indicate when they are gone on vacation for planning purposes.

5. Budget Allocation for FY2013-FY2014

Harry Birkenruth made a motion to increase Communications and Special Projects Manager Kathleen Paterson's salary by 1 percent. Steve Bacon seconded the motion. The motion was approved. The increase will go into effect on July 1, 2013.

6. Approval of Town Square Design Consultant Contract and Budget

Matt Hart made a motion to authorize Executive Director Cynthia van Zelm to sign the "Agreement for Consulting Services by Kent + Frost for Design for Mansfield Town Square", and to allocate \$1,500 from the Partnership's fund balance to assist with the cost of design. Bill Simpson seconded the motion. The motion was approved.

Mr. Kirk, Mr. Lodewick, and Mr. McCarthy left the meeting.

Vice President Steve Bacon chaired the rest of the meeting.

Steve Rogers made a motion to go into executive session pursuant to the applicable provisions of the Freedom of Information Act, particularly Connecticut General Statutes sections 1-200 (6) (E) and 1-210 (b) (5), to receive commercial or financial information not required by statute and given in confidence by the Storrs Center Master Developer's representatives. Mr. Hart seconded the motion. The motion was approved.

7. Executive Session pursuant to Connecticut General Statutes sections 1-200 (6) (E) and 1-210 (b) (5)

Present: Mr. Bacon, Mr. Birkenruth, Mr. D'Oleo-Lundgren (by phone), Mr. Hart, Mr. Heffley, Mr. Jones, Ms. Paterson, Mr. Paulhus, Mr. Rogers, Ms. Schwab, Mr. Simpson, Mr. Yungclas

Also Present: Ms. van Zelm, Mr. Zaccaro

The Board reconvened in regular Session.

8. Resolution to Modify the Storrs Center Municipal Development Plan

Mr. Rogers made a motion to approve the following resolution:

CERTIFIED RESOLUTION by the Mansfield Downtown Partnership, Inc., dated May 2, 2013, approving a minor and not substantial modification to the Storrs Center Municipal Development Plan, and making certain findings:

WHEREAS, the Mansfield Downtown Partnership, Inc. ("the Partnership"), is the municipal development agency of the Town of Mansfield, Connecticut, for Storrs Center, pursuant to Connecticut General Statutes ("C.G.S.") Section 8-188; and

WHEREAS, on October 6, 2005, the Partnership approved the Storrs Center Municipal Development Plan (the "Storrs Center MDP"), which was later approved by the Town Council of the Town of Mansfield, and the State of Connecticut Department of Economic and Community Development, and is currently in effect pursuant to C.G.S. Chapter 132 generally, and other applicable laws; and

WHEREAS, on November 1, 2012, Storrs Center Alliance, LLC, the Master Developer for Storrs Center selected by the Partnership, proposed a modification to the Storrs Center MDP to clarify that a hotel use is permitted (the "Modification"), attached hereto as Exhibit A, and provided a statement of background for the Modification, attached hereto as Exhibit B; and

WHEREAS, the Partnership Board of Directors, through its Executive Committee, has conducted an examination of the issues pertaining to the Modification, and has requested and received additional information from Storrs Center Alliance, LLC, to determine the impact of the Modification on Storrs Center; and

WHEREAS, the Partnership has determined that it is necessary and desirable that the Storrs Center MDP be amended,

NOW THEREFORE, the Mansfield Downtown Partnership, acting by and through its duly elected Board of Directors, hereby RESOLVES as follows:

- (1) That the Partnership hereby approves the Modification to the Storrs Center MDP pursuant to C.G.S. Sec. 8-200(a);
- (2) That the Modification will serve the interests of the Town and citizens of Mansfield and of the State of Connecticut;
- (3) That the Modification has been consented to by all the purchasers of the real property in the development area affected by it;
- (4) That the Modification is minor, and will not substantially change the Storrs Center MDP as previously approved, and that the findings made by the Partnership in support of its approval of the Storrs Center MDP, will not be substantially affected by the Modification;
- (5) That the Modification is not inimical to any statewide planning objectives of the state or state agencies as coordinated by the Secretary of the Office of Policy and Management;
- (6) That the Modification fulfills the requirements of C.G.S. Chapter 132, and to carry out and administer the project, public action under Chapters 132 of the Connecticut General Statutes as amended is required; and,
- (7) That the Partnership shall transmit the approved Modification to the Connecticut Commissioner of the Department of Economic and Community Development.

CERTIFICATE

I hereby certify that this Resolution was duly adopted at the May 2, 2013, regular meeting of the Board of Directors of the Mansfield Downtown Partnership and that it has been neither modified nor rescinded.

SEAL

Date: _____

Secretary: _____

Ms. Schwab seconded the motion. The motion was approved 10-2 with abstentions from Mr. Birkenruth and Mr. Simpson.

9. Adjourn

Mr. Rogers made a motion to adjourn. Mr. Paulhus seconded the motion. The motion was approved. The meeting adjourned at 5:45 pm.

Minutes taken by Cynthia van Zelm.